

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 13: B-2/BUSINESS DISTRICT

- 13.00 B-2/Business District.
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13.00 B-2/Business District.¹

13.00.01 Purpose and Intent.

The purpose of this district is to provide primarily for heavy commercial and office uses to be developed as a unit or on individual parcels. The intent is to provide an area where heavy businesses may locate with minimal requirements.

13.00.02 Plan Commission Approval.

- A. Development Plan. Not required.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage. To insure the compatibility of the proposed use with adjoining areas, the Commission shall review the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) application of any proposed use of any Lot or parcel of ground within the B-2 District prior to the issuance of an Improvement Location Permit by the Department. Once approved by the Commission the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) shall not be materially or substantially changed or altered without the prior approval of the Commission.

13.00.99 Application Procedure.

- A. Development Plan. Not required.
- B. Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS). See *Section 24.99(B): Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).*

13.01 Permitted Uses.²

See *Appendix A: Schedule of Uses.*

¹ Section 13.00 amended per Ordinance No. Z-369-02, §q; Z-453-04, §ag.

² Section 13.01 amended per Ordinance No. Z-415-03, §ac.

13.01.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Day nursery	One (1)
Kindergarten	One (1)
Plant nursery	Ten (10)

13.01.02 Other Requirements: Same as B-1 District regulations of *Section 12.01.02*.

13.02 Special Uses & Special Exceptions.³

- A. See *Appendix A: Schedule of Uses*.
- B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

13.02.01 Minimum Area Requirements:

<u>Use</u>	<u>Minimum Area</u> (Acres)
Cemetery	Thirty (30)
Junk or material and/or salvage yard	Ten (10)
Outdoor theater	Five (5)
Commercial sanitary landfill or refuse dump	Forty (40)
Race track	Forty (40)
Raising and breeding of non-farm fowl and animals	Five (5)
Stadium or coliseum	Five (5)

13.02.02 Other Requirements:

<u>Use</u>	<u>Other requirements:</u>
Mineral extraction, borrow pit, top soil removal and their storage	Minimum buffer of three hundred (300) ft. from any residential district

13.03 Accessory Buildings and Uses.⁴ See also *Section 25.01*.**13.04 Height and Area Requirements. (See *Chapter 26: Additional Height, Yard & Lot Area Regulations* for additional requirements.)**

13.04.01 Maximum Height: Sixty (60) feet.

13.04.02 Minimum Front Yard:

1. Residential uses: Fifteen (15) feet;
2. All others: None.

³ *Section 13.02* amended per *Ordinance No. Z-320; Z-365-01; Z-415-03, §ad; Z-453-04, §ah*.

⁴ *Section 13.03* amended per *Z-369-02, §r*.

13.04.03 Minimum Side Yard:

1. Residential uses: Five (5) feet;
2. Any business use located in a block or parcel which includes or adjoins a residential district or use or which is located on a corner: Five (5) feet;
3. Any business use which does not meet the above qualifications: None.

13.04.04 Minimum Aggregate of Side Yard:

1. Any use that requires a minimum side yard of five (5) feet (*Section 13.04.03* above): Ten (10) feet;
2. All other uses: None.

13.04.05 Minimum Rear Yard:

1. Residential uses: Twenty (20) feet;
2. All other uses: Fifteen (15) feet.

13.04.06 Minimum Lot Width: Fifty (50) feet.**13.04.07 Minimum Lot Size:** All lots shall contain a minimum of seven thousand (7,000) square feet per dwelling unit and for all business uses when serviced by a community water supply system and a community sanitary sewer system. Twenty-eight thousand (28,000) square feet shall be added to the minimum lot size if a community sanitary sewer system does not service the lot, and eight thousand, five hundred sixty (8,560) square feet shall be added if a community water system does not service the lot. Five thousand (5,000) square feet may be deducted from the minimum lot size add-ons for private water and sewer systems if an adequate on-premises drainage system, such as through the use of perimeter tile drains, increased pad elevations and a storm sewer system with an adequate drainage outlet, is used to alleviate surface and ground water problems.**13.04.08 Minimum Ground Floor Area:**

1. Single-family dwelling: Seven hundred (700) square feet;
2. Two-family dwelling and Multiple-family dwelling: Six hundred (600) square feet per dwelling unit;
3. All other uses: Nine hundred (900) square feet.

13.04.09 Maximum Lot Coverage:

1. Single- and Two-family dwelling: Thirty-five percent (35%) of lot;
2. Multiple-family dwelling: Forty percent (40%) of lot;
3. All other uses: Ninety percent (90%) of lot.

13.05 Parking and Loading Berth Requirements. (See *Chapter 27: Additional Parking & Loading Regulations* for additional requirements.)**13.05.01** All business uses, except office buildings:

1. 3,000 - 15,000 square feet gross floor area: One (1) berth.
2. 15,001 - 40,000 square feet gross floor area: Two (2) berths.
3. Each 25,000 additional square feet: One (1) additional berth.

13.05.02 Office buildings:

1. 100,000 or less square feet gross floor area: One (1) berth.

2. 100,001 - 300,000 square feet gross floor area: Two (2) berths.
3. Each 200,000 additional square feet: One (1) additional berth.

**CHAPTER 13: B-2/BUSINESS DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-320				13.02
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	13.02
Z-369-02	160-01 OA	April 1, 2002	April 1, 2002	13.00.02; 13.03 Spring 2002 v2
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	13.01; 13.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	13.00; 13.02 Summer 2004 v1